



SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

**FEBRUARY 9, 2021
12:00 P.M.**

**CITY HALL IS CLOSED TO THE PUBLIC
MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

<https://www.fortlauderdale.gov/government/SM>

**ROSEANN FLYNN
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



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LIEN REDUCTION HEARING

CASE NO: CE14080903
CASE ADDR: 320 DELAWARE AVE
OWNER: 320 DELAWARE AVENUE INC.
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:
STOP WORK ISSUED.
1. THE NORTH WALLS FOOTING IS BEING REPAIRED.
2. FLOOR JOIST AND CEILING RAFTERS ARE BEING
REPLACED.
3. THE EXISTING LIVING SPACE FLOOR LAYOUT IS BEING
REDESIGNED WITH NEW FRAMING AND DRYWALL WORK.
4. A DUCTED CENTRAL A/C IS BEING INSTALLED.
5. INTERIOR ALTERATIONS OF THE ELECTRICAL AND
PLUMBING SYSTEMS ARE BEING PERFORMED INSIDE THE
DWELLING.

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 115.1
ALL WORK IN PROGRESS MUST BE STOPPED UNTIL THE
ENTIRE REQUIRED PERMITS ARE ISSUED.

CASE NO: CE08020628
CASE ADDR: 401 NW 7 ST
OWNER: THRIVE DEVELOPMENT GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH, TRASH AND DEBRIS SCATTERED
ALL AROUND THE PROPERTY AND SWALE AREA.

24-27(b)
THE TRASH/LAWN RECEPTACLES ARE BEING STORED AT THE
FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

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47-19.5.G.3

THERE IS BARBED WIRE FENCING ON THE PROPERTY,
VISIBLE FROM THE STREET.

47-19.9

WITHDRAWN

47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED AND THERE
ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF MATERIALS ON THE
PROPERTY INCLUDING, BUT NOT LIMITED TO WOOD,
CHAIRS, FURNITURE, PLASTIC CONTAINERS, LADDERS AND
MECHANICAL EQUIPMENT, ETC.

9-280 (b)

WITHDRAWN

9-280 (g)

THE OUTDOOR ELECTRICAL WIRES/FIXTURES ARE IN
DISREPAIR.

9-280 (h) (1)

THE CHAIN-LINK FENCE ON THE PROPERTY IS IN
DISREPAIR.

9-304 (b)

THE GRAVEL DRIVEWAY ON THE PROPERTY IS NOT
WELL-GRADED AND DUST-FREE.

9-306

THE EXTERIOR WALLS, FASCIA, SOFFITS, WINDOWS,
WINDOW FRAMES AND WINDOW AWNINGS ARE IN DISREPAIR.

9-307 (a)

THE WINDOWS AND DOORS ARE NOT SECURED IN A
TIGHT-FITTING AND WATERPROOF MANNER.

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CASE NO: CE08100091
CASE ADDR: 414 SE 12 CT
OWNER: OLSEN, JONATHAN & FRAMPTON, SEAN
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2007) 105.1
THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. NEW WINDOWS HAVE BEEN INSTALLED.
2. WINDOW OPENINGS HAVE BEEN FRAMED IN.

FBC(2007) 105.4.11
THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. WINDOW A/C UNITS HAVE BEEN INSTALLED.
2. WALL A/C UNITS HAVE BEEN INSTALLED.
3. DUCT WORK FOR THE GAS WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.4
THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:
1. A GAS WATER HEATER HAS BEEN INSTALLED ON THE
OUTSIDE OF THE BUILDING.

FBC(2007) 109.10
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2
THE WINDOW/WALL AIR CONDITIONING UNITS AND THE
WATER HEATER HAVE NOT BEEN PROVEN TO SUFFICIENTLY
WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE,
WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND
INSPECTION PROCESS.

CASE NO: CE15031283
CASE ADDR: 415 NW 7 ST
OWNER: THRIVE DEVELOPMENT GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-4(c)
THERE ARE SEVERAL DERELICT VEHICLES STORED ON THE
VACANT PROPERTY.

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CASE NO: CE08020631
CASE ADDR: 415 NW 7 ST
OWNER: THRIVE DEVELOPMENT GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS SCATTERED
ALL AROUND THE PROPERTY AND SWALE AREA.

24-27(b)

THE TRASH/LAWN RECEPTACLES ARE BEING STORED AT THE
FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

47-19.9

THERE IS OUTDOOR STORAGE OF COMMERCIAL MACHINERY
AND CONSTRUCTION MATERIALS ON THE PROPERTY WITHOUT
A VALID PRINCIPAL USE. (BUILDING ON PROPERTY IS A
RESIDENTIAL DUPLEX). OUTDOOR STORAGE IS ONLY
ALLOWED AS AN ACCESSORY USE IN A B-3 ZONING
DISTRICT, (SEE TABLE 47-6.13).

47-19.9 A.2.a.

OUTDOOR STORAGE OF GOODS AND MATERIALS MUST BE COMPLETELY
SCREENED FROM ALL PUBLIC RIGHT-OF-WAYS.

47-19.9 A.2.b.

OUTDOOR STORAGE OF GOODS AND MATERIALS MUST BE
SCREENED FROM ABUTTING NON-RESIDENTIAL PROPERTY BY
A WALL.

47-19.9 A.2.d.

ALL OUTDOOR STORAGE AREAS SHALL BE REQUIRED TO MEET THE PAVING
AND DRAINAGE REQUIREMENTS FOR PARKING LOTS.

47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED AND THERE
ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

9-280(h) (1)

THE CHAIN-LINK AND WOODEN FENCE IS IN DISREPAIR.

9-304(b)

THE GRAVEL DRIVEWAYS ON THE PROPERTY ARE NOT
WELL-GRADED AND DUST- FREE.

9-306

THE EXTERIOR WALLS, FASCIA, SOFFITS, WINDOWS,
WINDOW FRAMES AND WINDOW AWNINGS ARE IN DISREPAIR.

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9-307(a)

THE WINDOWS AND DOORS ARE NOT SECURED IN A
TIGHT-FITTING AND WATERPROOF MANNER.

9-328(a)

WITHDRAWN

CASE NO: CE20100492
CASE ADDR: 436 NW 10 AVE
OWNER: BAYNE, WALTER
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE19080422
CASE ADDR: 601 S ANDREWS AVE
OWNER: PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE TEAM
PRESENTER: KATRINA JORDAN

VIOLATION: 25-7

THERE ARE CONTAINERS AND EQUIPMENT BLOCKING THE STREET AND SIDEWALK.

CASE NO: CE19020126
CASE ADDR: 730 NW 17 AVE
OWNER: TOPPRO HOMES LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND
MISSING GROUND COVER.

9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

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9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

THERE ARE UNPERMITTED UNROOFED ITEMS ALONG WITH
RUBBISH AND DEBRIS BEING STORED IN THE YARD.

9-308 (a)

THE ROOF AND SOFFIT AT THIS SINGLE FAMILY RESIDENT
IS IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES
ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING AND PEELING PAINT.

CASE NO: CT15052022
CASE ADDR: 1335 SW 26 AVE
OWNER: BELUGA INVESTMENT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-304 (b)
THERE ARE TWO BOATS ON TRAILERS PARKED ON THE
SOUTH LAWN OF THIS PROPERTY.

CASE NO: CE15100662
CASE ADDR: 1335 SW 26 AVE
OWNER: BELUGA INVESTMENT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, AND DEBRIS ALL AROUND
THIS PROPERTY.

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CASE NO: CE16010217
CASE ADDR: 1335 SW 26 AVE
OWNER: BELUGA INVESTMENT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-279(f)
THERE IS NO WATER SERVICE TO THIS OCCUPIED PROPERTY.

CASE NO: CE18082141
CASE ADDR: 1725 NW 10 AVE
OWNER: HARRISON FLA LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)
COMPLIED

24-27.(b)
THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER
COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

9-304(b)
THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS
NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY
THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING
THROUGH IT.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES
ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT
HAVE STAINS AND MISSING, PEELING PAINT.

9-308(a)
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

9-308(b)
COMPLIED

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CASE NO: CE19070689
CASE ADDR: 1851 NE 46 ST
OWNER: SAAPAZ BEACH PROPERTIES LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASES CE19022245 CITED ON 3/2/2019 AND CE19070689 CITED ON 7/10/2019 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER IT COMES INTO COMPLIANCE.

24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION PER CASES CE19032143 CITED ON 3/28/2019 AND CE19070689 CITED ON 7/10/2019 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER IT COMES INTO COMPLIANCE.

9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE16061843
CASE ADDR: 3130 NW 69 CT
OWNER: JACQUELINE S BROWN
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12 (a)
THE PROPERTY IS OVERGROWN WITH GRASS AND WEEDS, THE BACKYARD IS EXTREMELY OVERGROWN. THERE IS TRASH AND CONSTRUCTION DEBRIS ON WEST SIDE OF HOUSE AND IN BACKYARD.

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CASE NO: CE16062033
CASE ADDR: 3130 NW 69 CT
OWNER: JACQUELINE S BROWN
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:
1. CENTRAL AIR CONDITIONER REPLACEMENT.

FBC(2014) 110.6
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

CASE NO: CE19010202
CASE ADDR: 3490 SW 19 ST
OWNER: SANDRA P. CORTES
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS
NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE
RIGHT SIDE OF THE PROPERTY IS FALLING DOWN.

CASE NO: CE18101602
CASE ADDR: 3827 SW 12 CT
OWNER: PGK INVESTMENTS LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24-28(a)
BULK CONTAINERS SHALL BE KEPT CLEAN, WITH COVERS
ON, IN GOOD WORKING CONDITION, AND HAVE ADEQUATE
SERVICE. ALL SURROUNDING AREAS SHALL BE KEPT CLEAN
AND SANITARY AT ALL TIMES. DUMPSTER LIDS WERE OPEN
AND LITTER WAS SCATTERED ALL AROUND THE AREA. THIS
IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER CE18061258,
WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON THE 09/06/18
AND BASED ON THE EVIDENCE PRESENTED; THE SPECIAL MAGISTRATE
ENTERED A FINDING OF FACT FOR 24-28(a). THIS CASE WILL BE
PRESENTED AS A REPEAT VIOLATION WHETHER OR NOT IT COMES
INTO COMPLIANCE.

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CASE NO: CE19082074
CASE ADDR: 3827 SW 12 CT
OWNER: PGK INVESTMENTS LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24-28 (a)
BULK CONTAINERS SHALL BE KEPT CLEAN, WITH COVERS
ON, IN GOOD WORKING CONDITION, AND HAVE ADEQUATE
SERVICE. ALL SURROUNDING AREAS SHALL BE KEPT CLEAN
AND SANITARY AT ALL TIMES. DUMPSTER LIDS WERE OPEN
AND LITTER WAS SCATTERED ALL AROUND THE AREA. THIS
IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER CE18061258,
WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON THE 09/06/18
AND BASED ON THE EVIDENCE PRESENTED; THE SPECIAL MAGISTRATE
ENTERED A FINDING OF FACT FOR 24-28(a). THIS CASE WILL BE
PRESENTED AS A REPEAT VIOLATION WHETHER OR NOT IT COMES
INTO COMPLIANCE.
